



# Arlington Historic District Commissions Application for Certificate

(Read attached instructions  
before completing form)

For Commission Use Only:

Date Rec: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Certificate #: \_\_\_\_\_

Monitor: \_\_\_\_\_

**Certificate Requested:**

■ **Appropriateness** – for work described herein

Minor project ■ Major Project Demolition

**Non-Applicability** – for the following reason(s):

Not subject to public view

Maintenance, repair, or replacement using same design and materials

Proposed change specifically excluded from review under Bylaw

Other: \_\_\_\_\_

**Hardship** – financial or otherwise and does not conflict substantially with  
the intent and purposes of the Bylaw

## General Information:

Property Address 109 Crescent Hill Avenue

District Mt. Gilboa

Owner(s) Alec Ginggen and Lisa Faber Ginggen

Email faber.ginggen@gmail.com

Owner's Phone (h) M. Lisa 508-695-5936

(w) M. Alec 508-863-6936

(fax) \_\_\_\_\_

Owner's Address 109 Crescent Hill Avenue, Arlington, MA 02474

Applicant (if not Owner) same as the owner

Applicant's Phone (h) \_\_\_\_\_

(w) \_\_\_\_\_

(fax) \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Applicant's Relationship to Owner same

Contractor Ryan Conlon, Home Sweet Home

Phone 781-572-1063

Architect Michael J Scanlon

Phone 617-894-9785

**Dates of Anticipated Work:** Start December 2022

Completion May 2023

**Description of Proposed Work:** (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

This proposal is to add to the rear of the existing building a story and a half addition covering 263 sq. feet. The addition

uses all the design elements of the original building: roof shape, dormer shape, windows, siding and details of trim.

Because it is narrower, it has a lower roofline and leaves the south east corner of the original building exposed on the

side visible from the street, thus the mass and proportion of the original structure are fully legible to public view.

**Required Documentation Acknowledgement:** (see attached instructions)

☒ I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s): \_\_\_\_\_

Date: 9/29/2022

Certificate Application (Revised January 2022)

## Application Information and Instructions

**REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT:** Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commissions' Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

### Types of Certificates:

***Certificate of Appropriateness*** – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

**Minor Projects:** doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

**Major Projects:** new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

**Demolition Projects:** removal of any existing structure or portion thereof in a Historic District.

***Certificate of Non-Applicability*** – Issued for matters that are specifically excluded from AHDC review.

***Certificate of Hardship*** – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

**Required Documentation:** At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

**Application Deadlines:** The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

**Minor Projects: 7 calendar days prior to scheduled hearing**

**Major Projects or Demolition: 14 calendar days prior to scheduled hearing**

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month.

Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

**Contact Information:** Additional information is available at: [arlingtonhistoricdistrict.com](http://arlingtonhistoricdistrict.com). Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, [ahdc@town.arlington.ma.us](mailto:ahdc@town.arlington.ma.us), (781) 316-3265. Any additional questions can be addressed to the Commissions' Chair Stephen Makowka at [ahdcchair@town.arlington.ma.us](mailto:ahdcchair@town.arlington.ma.us). CONFIRM RECEIPT FOR ALL COMMUNICATIONS TO THE AHDC.

# ARLINGTON HISTORIC DISTRICT APPLICATION

## Supporting Documentation Checklist

Property Address 109 Crescent Hill Avenue District Mt. Gilboa  
Applicant's Name Alec Ginggen and Lisa Faber Ginggen Email faber.ginggen@gmail.com  
Applicant's Phone (Day) 508-685-6936 (Mobile) 508-685-5936

☐ **For Minor Projects or Certificate of Non-Applicability**

☐ **Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

☐ **Manufacturer's literature and specifications sheets describing the proposed feature(s)**

☐ **Description of how the proposed work is either compatible with the District or Non-Applicable**

☒ **For Major Projects**

☒ **Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

☒ **Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

☐ **Plans**

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

☐ **Elevations of building facades- identify:**

Foundation; Siding ; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

☐ **Wall sections (especially showing projecting features such as bays, balconies, porches, additions)**

☐ **Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)**

☐ **Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)**

☐ **For projections, additions and new construction also include:**

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

☒ **Manufacturers' literature and specification sheets describing the proposed components**

☐ **Suggested Supporting Submittals: Model; Physical Samples**

☒ **Description of how the proposed work is compatible with the District.**

☐ **For Demolition**

☐ **Statement of current state of existing structure and reason for demolition**

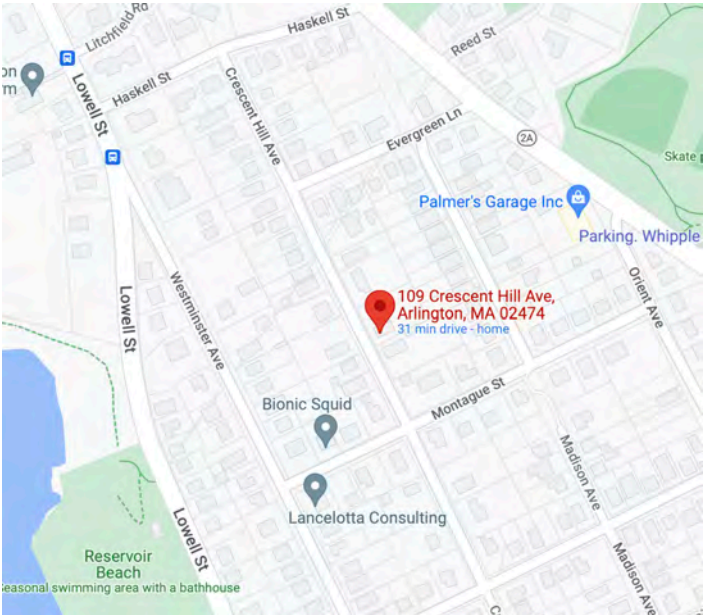
☐ **Statement of the historic significance of the structure**

☐ **Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

☐ **Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s):  Date: 9/29/2022





LOCATION

STATEMENT OF DESIGN INTENT:

*109 Crescent hill Avenue was built by the nationally known wood carver and sculptor Johannes Kirchmayer. His best known work is large scale ecclesiastical wood carving, often working with Ralph Adams Cram, but he also worked in bronze. The plaques and sculptures on the Anderson Bridge at Harvard are his work. This building contains examples of both.*

*Kirchmayer was born in Oberammergau, Germany and this building is redolent with memories of his place of origin. In presenting a proposal for an addition priority has been placed on leaving the shape and proportion of the original building easily discernible. On the south side, which is easily visible from the street, the addition has been stepped back from the building line, leaving the corner and roofline of the original structure undisturbed. There is a textured but tight relationship between the wood shingles and the simple window surrounds. These textures will continue around the addition. The original structure is rather quirky- for instance the front- (west) gable and the back- (east) gable are detailed differently, we intend to preserve and duplicate this feeling, maintaining the buildings romantic presence in the neighborhood.*

*The front of the building is the most detailed. There are elaboratly carved brackets supporting the entrance porch and interesting profiled battens forming the entrance stair balusters and also a frieze across the gable above. All of the detail on the existing building will be preserved and restored where necessary*



PHOTOGRAPH OF EXISTING CONDITIONS

*This photo was taken from the opposite side of Crescent Hill Avenue and shows the street front and the south side which faces the neighboring property.. The shape of the addition has been rendered into this photo. The rear entrance steps are rendered in white for visibility, in the finished project they will be painted to match the front steps and detail.*

CONTENTS	
Cover sheet	
Aerial Photographs and site photographs showing addition	Page 2
Floor plans	Page 3 and 4
Elevations	Page 5-7
Section	Page 8
Materials and specifications	Page 9
Separate material: Survey from GM2	





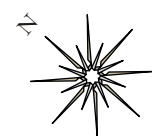
Freehand overlay on arial view from  
Google Earth  
Proposed work circled in blue  
Photo locations "A" and "B" for photos  
at right



Photograph from point "A"  
Top shows existing condition  
Bottom shows addition at the rear



Photograph from point "B"  
Top shows existing condition  
Bottom shows addition at the rear



PROPOSED REAR EXTENSION TO  
109 CRESENT HILL AVENUE

*The Studio Of*  
**MICHAEL J. SCANLON**  
28 Holyoke Street, Boston MA, 02116  
617-894-9785 MJS@MJSCANLON.COM

WWW.MJSCANLON.COM  
National Council for Interior Design Qualification # 12167







Roof shingles:  
Certainteed "Landmark"

Velux low profile skylight

PROPOSED ADDITION

2 ft 10 in

Reproduce existing  
rear canopy

3 ft 6 in

12 ft 5 in

1 ft 3 in

1 ft 3 in

2 feet added to  
length of shed  
dormer

Existing window duplicated  
to increase light in kitchen

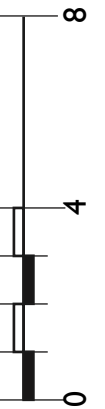
PROPOSED ADDITION  
All construction details including  
materials, eaves, railings and  
windows to match the original  
structure.

NEW REAR  
STEPS

BATHROOM WINDOW  
Re-use existing shutter hardware to  
hang shutters at closed window

EXISTING STRUCTURE

3 ft 1.5 in

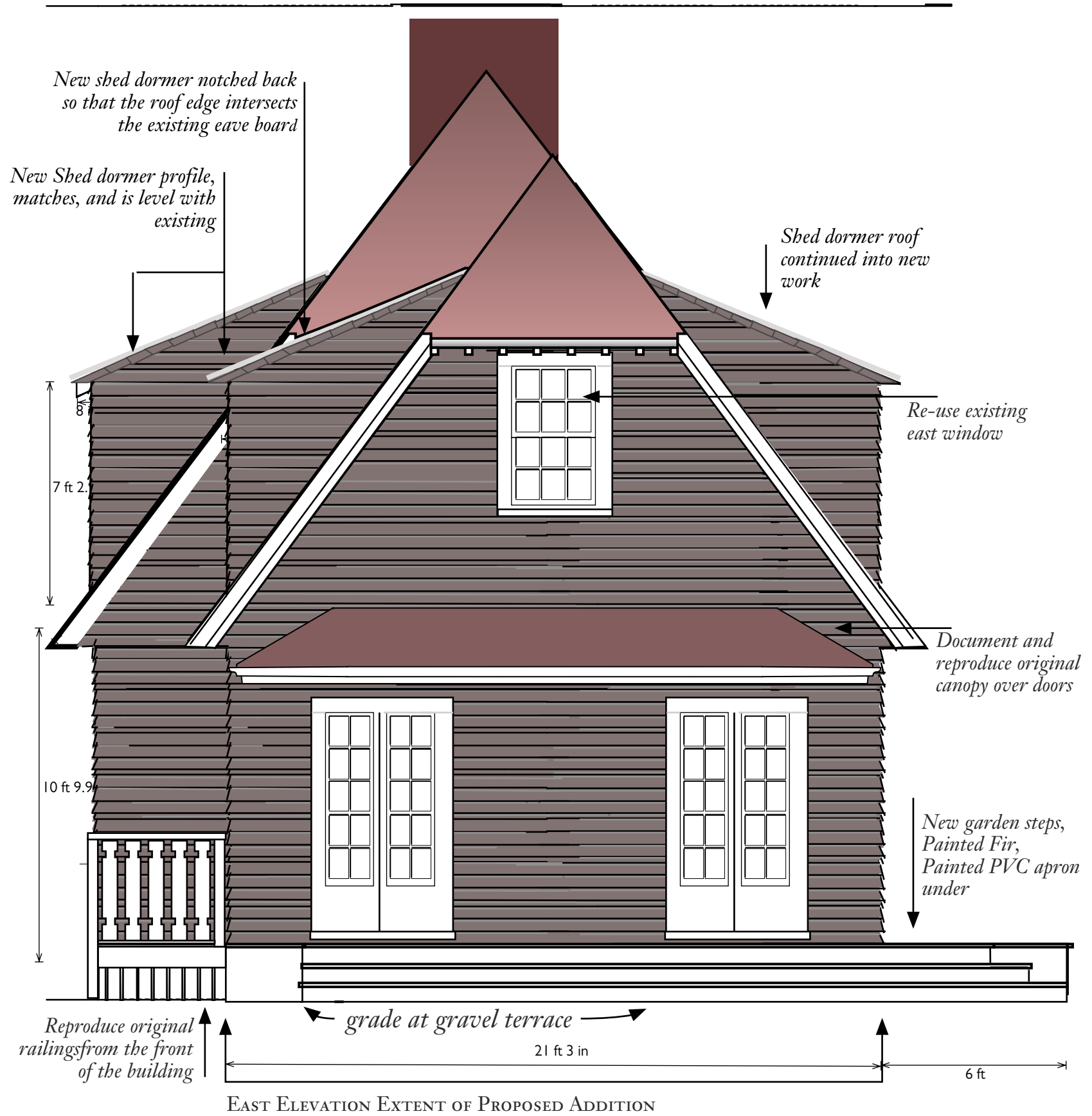


graphic scale one quarter inch equals one foot



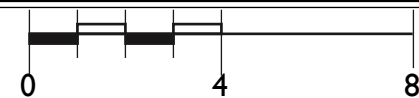


EAST ELEVATION  
*photograph of existing condition*



109 CRESCENT HILL AVE. ARLINGTON  
*East Elevation,*  
*Section at intersection of original and new roof*  
 September 20, 2022

*Submission to Historical Commission page 6*



*graphic scale one quarter inch equals one foot*

*The studio of* MICHAEL J SCANLON

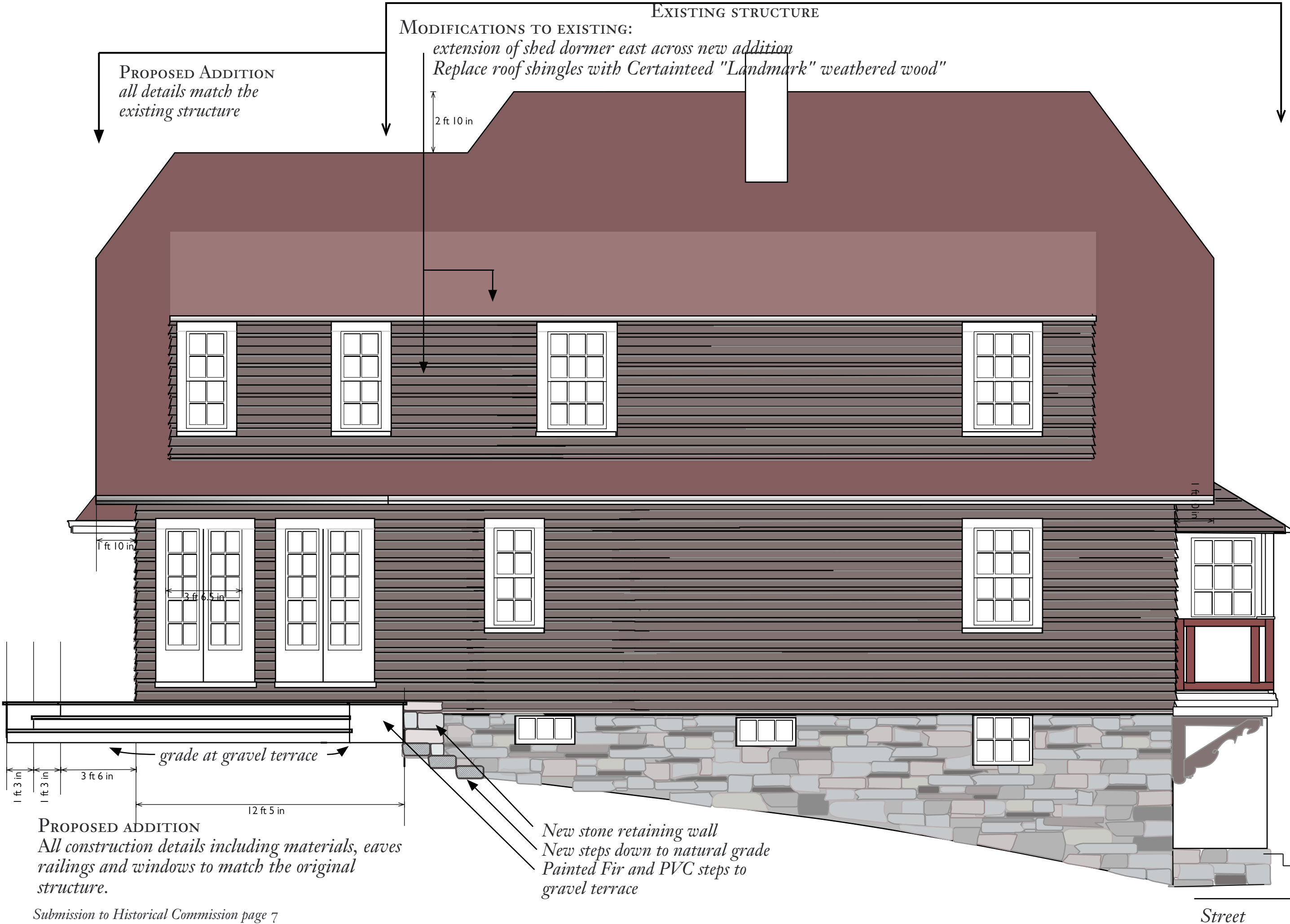
Interior Design Space Planning Architectural Detailing

28 Holyoke Street, Boston, MA 02116 Tel 617-894-9785

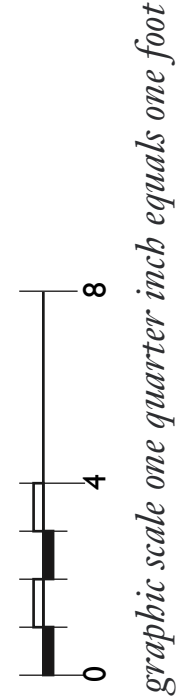
E-Mail [mjs@mjscanlon.com](mailto:mjs@mjscanlon.com)

National Council for Interior Design Qualification # 12167



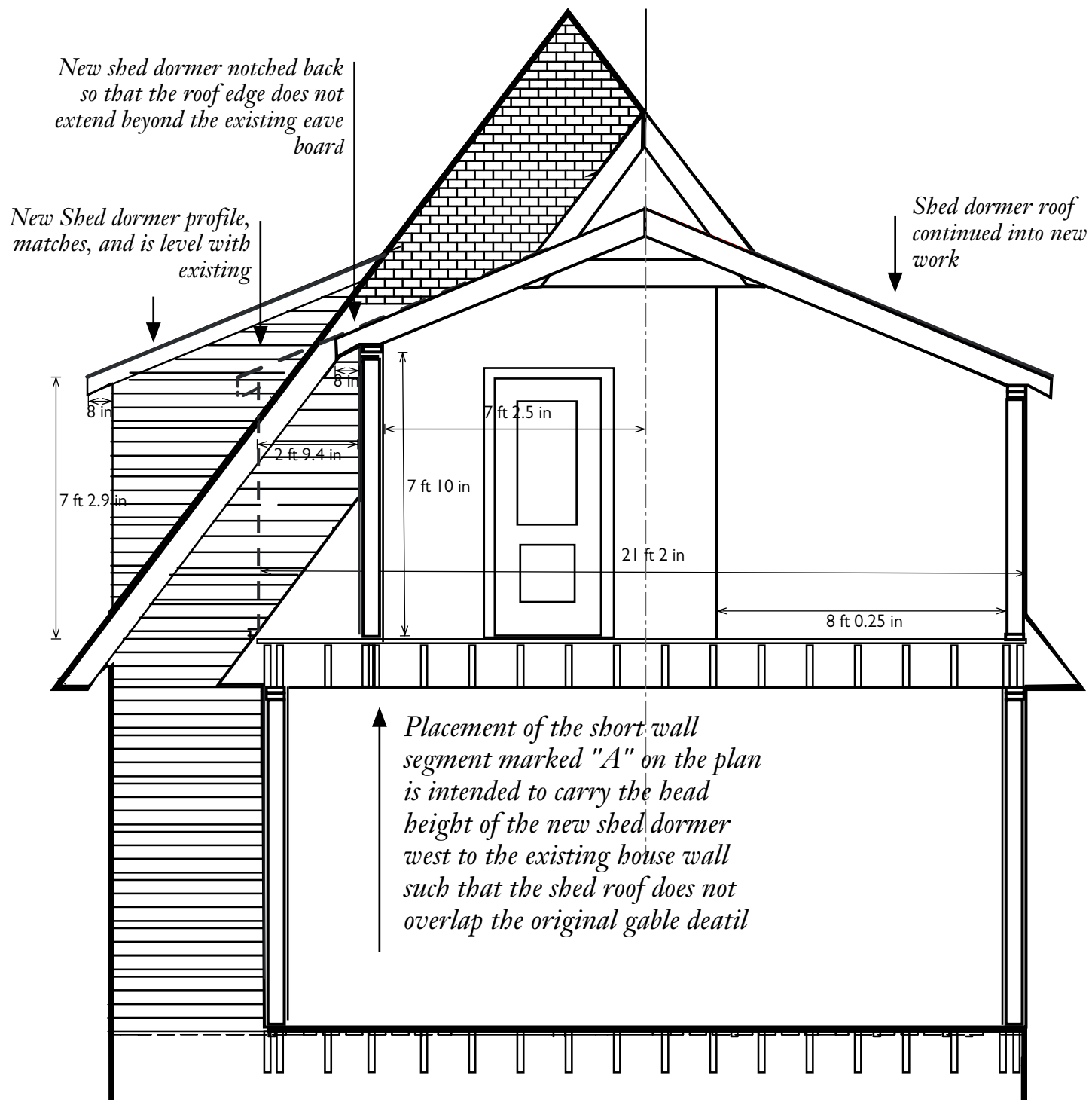


*The studio of* **MICHAEL J SCANLON**  
Interior Design Space Planning Architectural Detailing  
28 Holyoke Street, Boston, MA 02116 Tel 617-894-9785  
E-Mail [mjs@mjscanlon.com](mailto:mjs@mjscanlon.com)  
National Council for Interior Design Qualification # 12167



**109 CRESCENT HILL AVE.**  
**ARLINGTON**  
*North Elevation*  
September 20, 2022





*Photograph of main Eave and rear canopy  
Contractor to document and preserve eave detail. Match new work to original.*

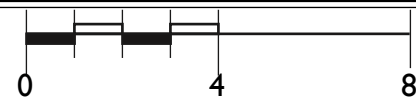


*Photograph of the existing structure from the north east.  
Note that the modern verticle siding on the east wall will be replaced with wood shingles where this wall remains visible*

109 CRESCENT HILL AVE. ARLINGTON  
East Elevation,  
Section at intersection of original and new roof  
Details

September 20, 2022

Submission to Historical Commission page 8



*graphic scale one quarter inch equals one foot*

*The studio of* MICHAEL J SCANLON

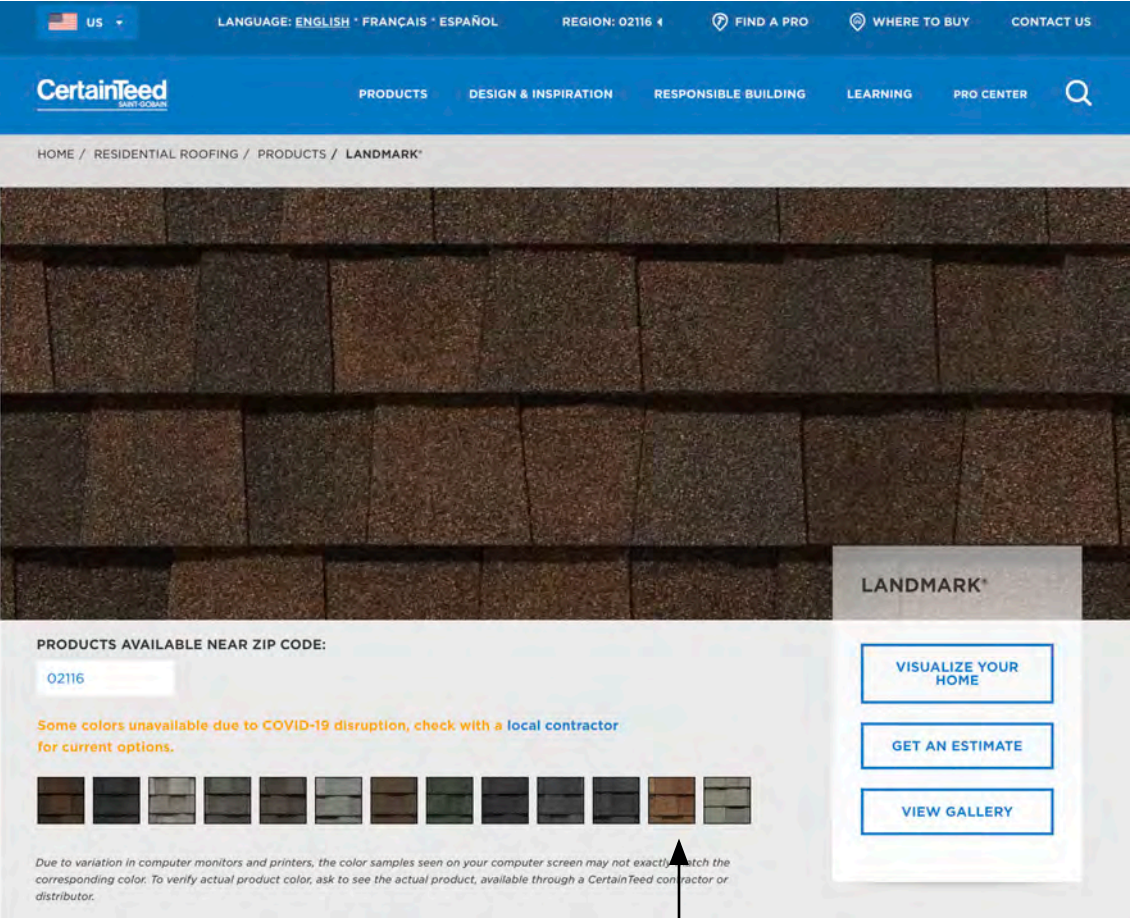
Interior Design Space Planning Architectural Detailing

28 Holyoke Street, Boston, MA 02116 Tel 617-894-9785

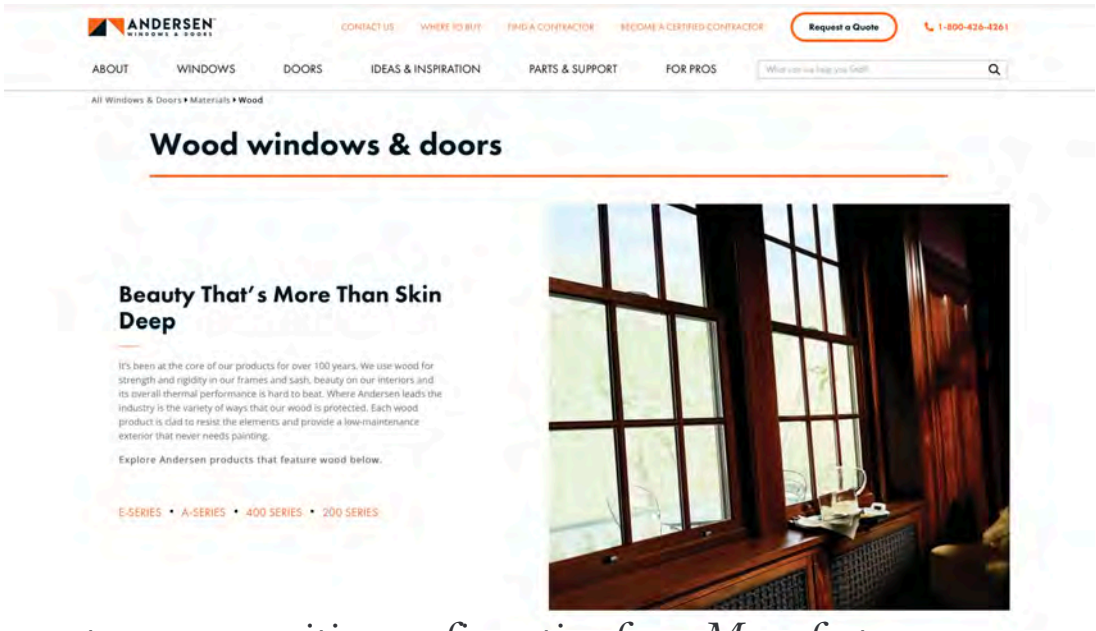
E-Mail [mjs@mjscanlon.com](mailto:mjs@mjscanlon.com)

National Council for Interior Design Qualification # 12167





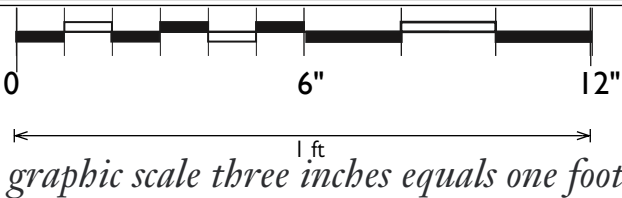
*Weathered wood.*



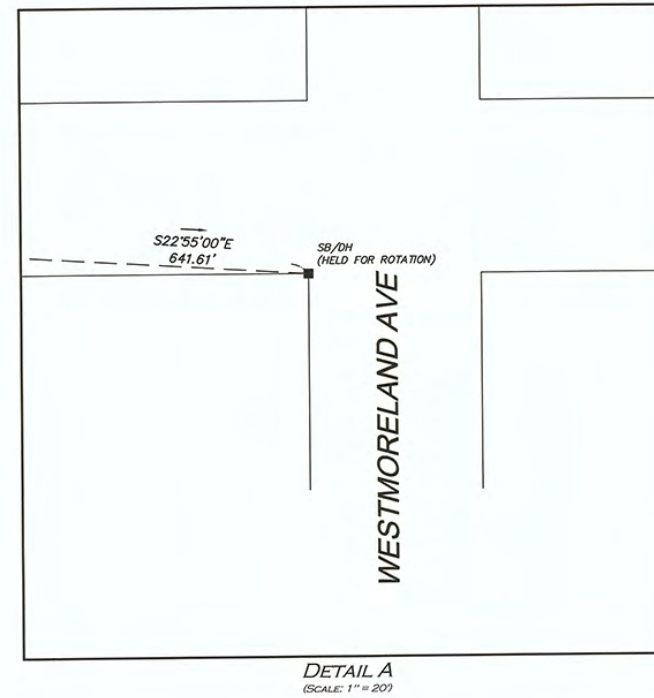
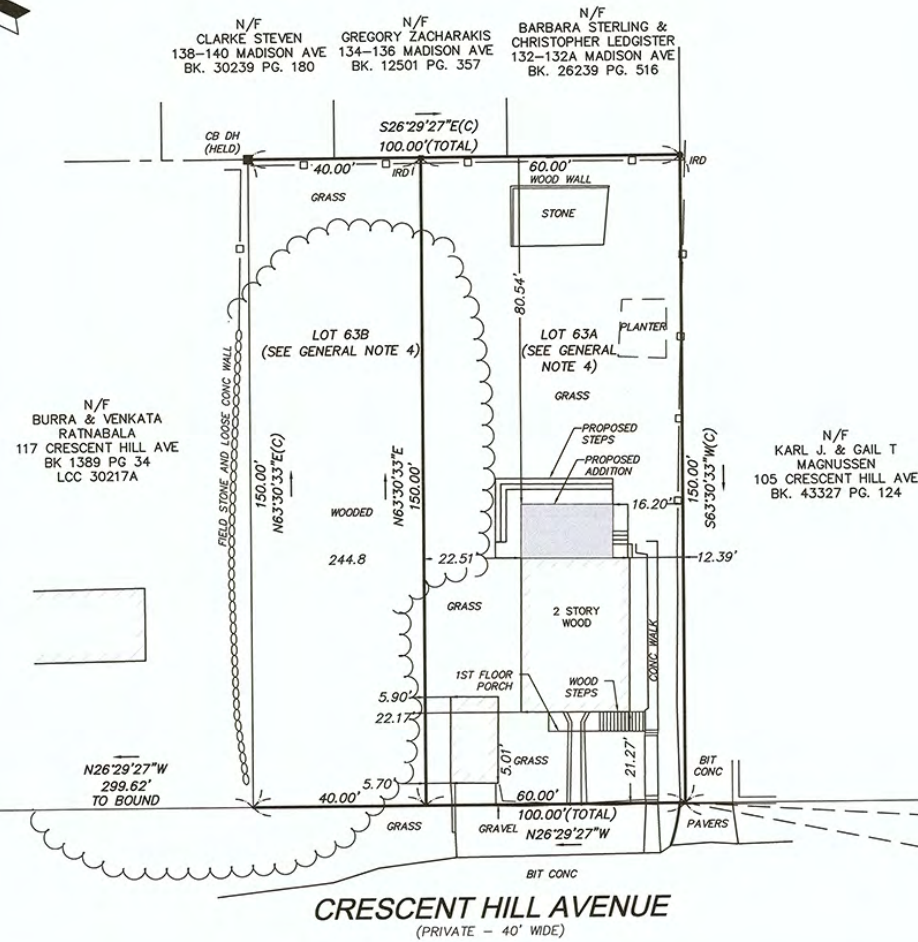
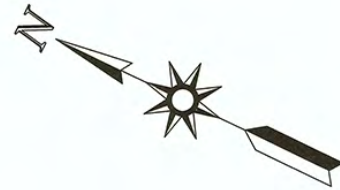
*note: we are waiting confirmation from Manufacturer*



*Wood shingle siding  
Note to align courses in new work with the old  
There seems to be some irregularity when measuring around the building  
This measurement was made in the second floor front gable, some courses  
vary in height slightly.*







SEE DETAIL A

109 CRESCENT HILL  
AVENUE  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

SEPTEMBER 28, 2022

1.	9/29/2022	STAIRS ADDED
REV. NO.	REV. DATE	REVISION
PREPARED FOR:		
HOME SWEET BUILDERS 76 WINN ST. #3 WOBURN, MA 01801		
PROJECT NO: 40966.00		
FIELD:	L.GIANGRANDE, B. SPILAINE	
DRAFTED:	S.BONIN	
CHECKED:	K.KIERNAN	

**GM2**  
**ASSOCIATES**  
10 CABOT ROAD  
SUITE 101B  
MEDFORD, MA  
02155  
617.776.3350

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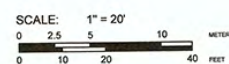
SHEET NO.

1 OF 1

Digitally reduced to 11" x 17" sheet: 1 inch equals 45 feet

1. THIS PLAN IS BASED UPON AN  
ON-THE-GROUND SURVEY PERFORMED BY GM2  
ASSOCIATES, INC. IN SEPTEMBER, 2022.
2. HORIZONTAL DATUM IS BASED UPON  
NAD'83(MASSACHUSETTS MAINLAND  
ZONE-USFT) AS DERIVED VIA REDUNDANT GNSS  
OBSERVATIONS PERFORMED BY GM2  
ASSOCIATES, INC. IN SEPTEMBER, 2022.
3. VERTICAL DATUM IS BASED UPON  
NAVD83(GEOID18) AS DERIVED VIA REDUNDANT  
GNSS OBSERVATIONS PERFORMED GM2  
ASSOCIATES, INC. IN SEPTEMBER, 2022.
4. THE LOT CONFIGURATION SHOWN HEREIN WAS  
TAKEN FROM A PLAN PREPARED BY DESIGN  
CONTRACTS, INC. IN SEPTEMBER 8, 2005  
TITLED "SUBDIVISION PLAN OF LAND 109  
CRESCENT HILL AVENUE ARLINGTON, MA".

OWNER: ALEC J. GINGGEN  
DEED REFERENCE: BK. 78821 PG. 282  
PLAN REFERENCE: PLAN BK. 30 PLAN 1  
ADDRESS: 109 CREJSCENT AVENUE  
ASSESSORS: MAP 86 BLOCK 1 LOT 16.



THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING LOT OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREET OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

THESE CERTIFICATIONS ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS FOR THE RECORDING OF PLANS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN. THE OWNERS OF ADJACENT PROPERTIES ARE SHOWN FROM CURRENT TOWN OF ARLINGTON ASSESSORS' INFORMATION.

THAT THIS PLAN HAS BEEN PREPARED  
IN ACCORDANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTRY OF DEEDS

THESE CERTIFICATIONS ARE INTENDED TO MEET  
REGISTRY OF DEED REQUIREMENTS FOR THE  
RECORDING OF PLANS AND ARE NOT A  
CERTIFICATION TO TITLE OR OWNERSHIP OF THE  
PROPERTIES SHOWN. OWNERS OF ADJACENT  
PROPERTIES ARE SHOWN FROM CURRENT TOWN  
OF ARLINGTON ASSESSORS INFORMATION.

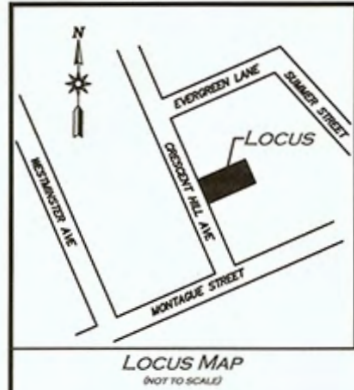
OF ARLINGTON ASSESSORS INFORMATION, KJK  
9/29/2022

  
WENDE  
J. KIERNAN  
No. 40060

*[Handwritten Signature]*

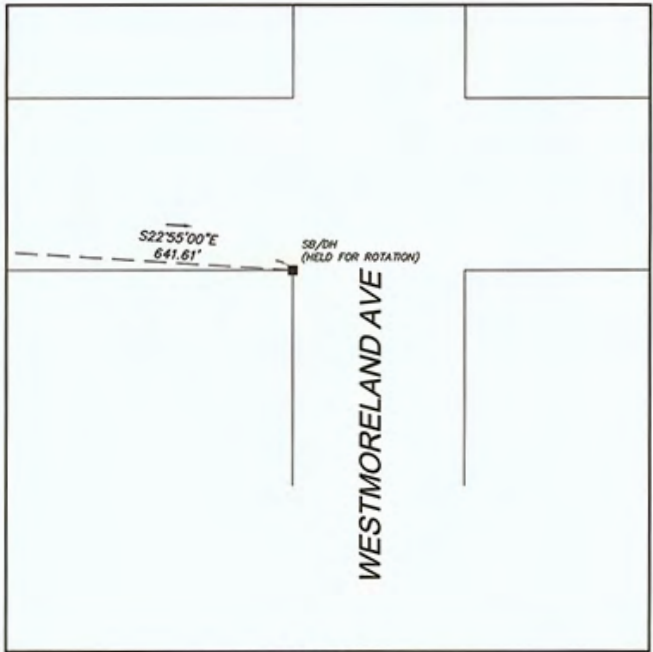
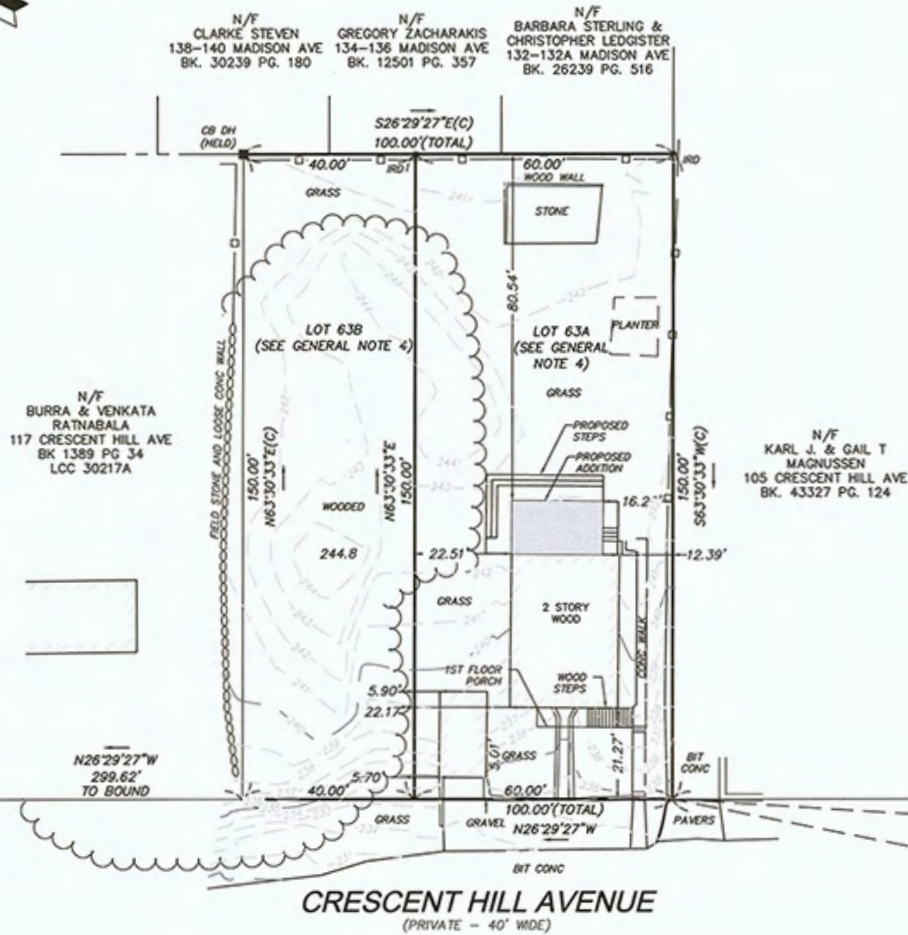
\_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR FOR GM2 ASSOCIATES, INC.





EVERGREEN LANE

SB DH (ON LINE)



DETAIL A  
(SCALE: 1" = 20')

MONTAGUE STREET

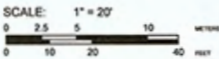
SEE DETAIL A

GENERAL NOTES

- THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022.
- HORIZONTAL DATUM IS BASED UPON NAD83/MASSACHUSETTS MAINLAND ZONE-USPT AS DERIVED VIA REDUNDANT GNSS OBSERVATIONS PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022.
- VERTICAL DATUM IS BASED UPON NAVD83(CEOD18) AS DERIVED VIA REDUNDANT GNSS OBSERVATIONS PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022.
- THE LOT CONFIGURATION SHOWN HEREON WAS TAKEN FROM A PLAN PREPARED BY DESIGN CONSULTANTS, INC. DATED DECEMBER 8, 2005 TITLED "SUBDIVISION PLAN OF LAND 109 CRESCENT HILL AVENUE ARLINGTON, MA".

LOCUS TITLE INFORMATION

OWNER: ALEC J. GINGEN  
DEED REFERENCE: BK. 78821 PG. 282  
PLAN REFERENCE: PLAN BK. 30 PLAN 1  
ADDRESS: 109 CRESCENT AVENUE  
ASSESSORS: MAP 86 BLOCK 1 LOT 16



WE HEREBY CERTIFY

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREET OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

THESE CERTIFICATIONS ARE INTENDED TO MEET THE REQUIREMENTS FOR THE RECORDING OF PLANS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN. OWNERS OF ADJACENT PROPERTIES ARE SHOWN FROM CURRENT TOWN OF ARLINGTON ASSESSORS INFORMATION.

10/2/2022  
PROFESSIONAL LAND SURVEYOR FOR GM2 ASSOCIATES, INC.

FOR REGISTRY USE ONLY

PLOT PLAN  
OF  
LAND

109 CRESCENT HILL  
AVENUE  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

SEPTEMBER 28, 2022

REV. NO.	REV. DATE	REVISION
2.	10/2/2022	CONTOUR LINE ADDED
1.	9/29/2022	STAIRS ADDED

PREPARED FOR:  
HOME SWEET BUILDERS  
76 WINN ST, #3  
WOBURN, MA  
01801

PROJECT NO: 40966.00  
FIELD: L.GIANGRANDE, B. SPIRAINE  
DRAFTED: S.BONIN  
CHECKED: K.KIERNAN

**GM2**  
ASSOCIATES  
10 CABOT ROAD  
SUITE 101B  
MEDFORD, MA  
02155  
617.776.3350

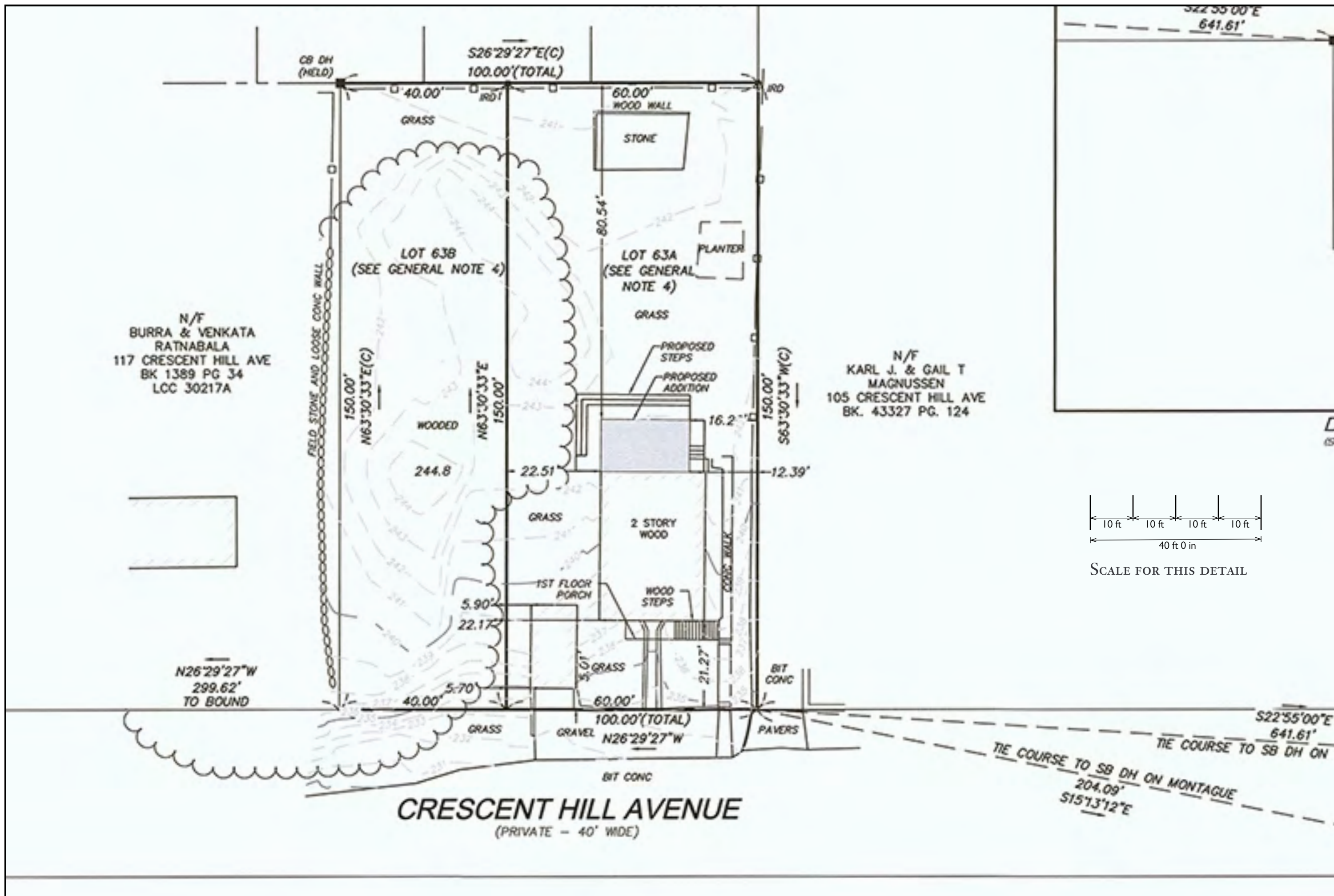
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SHEET NO.  
1 OF 1

Digitally reduced to 11" x 17" sheet 1: reduced to 1 inch equals 45 feet  
See sheet 2 for detail

40 ft





Digitally reduced to 11" x 17" sheet 2: showing detail at 20 feet per inch